

## Delegated Decision

### Sign off Sheet

|                                              |                                                                  |                                        |                      |
|----------------------------------------------|------------------------------------------------------------------|----------------------------------------|----------------------|
| <b>Ref. No:</b>                              | DM/25/1544                                                       | <b>Case Officer:</b>                   | Tracie Axford        |
| <b>Application Type:</b>                     | Householder Application                                          |                                        |                      |
| <b>Proposal:</b>                             | Single storey side extension                                     |                                        |                      |
| <b>Site:</b>                                 | 14 Wordsworth Rise, East Grinstead, West Sussex, RH19 1TW, , , , |                                        |                      |
| <b>Validation Date</b>                       | 16 Jun 2025                                                      | <b>Overall Expiry Date:</b>            | 9 Jul 2025           |
| <b>Pre-Commencement Conditions Required:</b> |                                                                  | <b>Pre-Com Conditions Date Agreed:</b> |                      |
| <b>Recommendation:</b>                       | Permission                                                       | <b>Recommendation Date:</b>            | 6 Aug 2025           |
| <b>Target Date:</b>                          | 11 Aug 2025                                                      | <b>Recommending Officer Signature:</b> | <i>Tracie Axford</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |            |
|------------------------------|------------------------|--------------|------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 6 Aug 2025 |
| <b>Comments:</b>             |                        |              |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/1544**

**14 Wordsworth Rise, East Grinstead, West Sussex, RH19 1TW, , ,  
Single storey side extension  
Mr And Mrs Smith**

### **SUMMARY OF REPRESENTATIONS**

None received

### **SUMMARY OF CONSULTEES**

Southern Water has no objections to this proposal.

### **TOWN/PARISH COUNCIL OBSERVATIONS**

East Grinstead Town Council made no comment on this application.

### **INTRODUCTION**

The application seeks planning permission for a single storey side extension.

### **RELEVANT PLANNING HISTORY**

There is no relevant planning history for this site.

### **SITE AND SURROUNDINGS**

The application property is a two-storey semi-detached house located at the eastern end of Wordsworth Rise, a cul-de-sac, within an established residential area of similar dwellings in the built-up area of East Grinstead. The property has a front garden with a driveway leading to a detached garage. Between the garage and the property is a gate leading to the rear garden of the property. To the west of the property is 12 Wordsworth Rise, which has benefitted from an extension above the garage. To the north is 16 Wordsworth Rise a similar dwelling, which has benefitted from a large rear extension. To the south of the property, the rear garden backs onto the rear garden of 2 Smollets, a detached property and to the east of the property, the rear garden backs onto the rear garden of 83 Milton Crescent.

### **APPLICATION DETAILS**

The proposed extension will measure at its widest point 3m from the existing side elevation property and will not extend any further in depth from the rear elevation. The extension will have a pitched roof with 2 No, rooflights. Externally, the materials of the walls and fenestration will match the existing dwelling.

### **LEGAL FRAMEWORK AND LIST OF POLICIES**

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

## **Mid Sussex District Plan**

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

## **Site Allocations DPD**

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

## **East Grinstead Neighbourhood Plan**

The East Grinstead Neighbourhood plan was made in November 2016.

Relevant Policy:

Policy EG3 - Promoting Good Design

## **Other Material Considerations**

### *Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)*

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

### *Mid Sussex Design Guide Supplementary Planning Document (SPD)*

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

### *National Planning Policy Framework (NPPF) (December 2024)*

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

## **ASSESSMENT**

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Biodiversity Net Gain

## Design and Character

Policy DP26 of the Mid Sussex District Plan states:

*"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- is of high quality design and layout and includes appropriate landscaping and greenspace; - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development."*

Policy EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- 'a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) Proposals make provision for green infrastructure and biodiversity enhancement.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Design Guide Principle DG50 refers to Front and Side extensions and states: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

*Side extensions*

*Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'.*

The side elevation of the dwelling is set in a discrete position, facing the rear garden and is not be visible from the streetscene. The property is set in the corner at the end of the cul-de-sac and is set back from the highway by a front garden and driveway which leads to a separate garage. The garage is one of a pair of garages forming a separate garage block which is shared with the neighbour at no. 16, and acts as a divide between the two dwellings. There is a small extension to the side of the property but set back from the front elevation building which internally accommodates a small shower room. The proposed extension will sit behind this small existing extension, extending 1.3m wider than it. At its widest point, the proposal will extend 3m to the side of the existing rear elevation of the property. The materials proposed will match the existing materials of the dwelling.

Given the design, form and scale of the proposal in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the surrounding properties, the proposal is considered to comply policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

### **Impact on Neighbouring Amenities**

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure that development:

'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);'

Policy EG3 states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

It is not considered that the proposed development would give rise to any significant overlooking impact. The proposed development is modest in size and will not be positioned close to the surrounding properties.

With regard to the issue of whether the scheme is overbearing, the proposal would increase the overall size of the ground floor of the dwelling by approximately 12 metres square. As such, it is not considered that the proposal would result in a significant overbearing impact.

Given the domestic nature of the proposed development, it is not considered that there will be any significant harm or impact in terms of noise, air or light pollution.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan.

### **Biodiversity Net Gain**

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the

Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

#### Other matters

Southern Water have no objection to the proposal. They also advise that *'should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.'*

#### **PLANNING BALANCE AND CONCLUSION**

The proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan principles DG 49 and 50 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF and is considered acceptable.

Decision:       Permission

Case Officer: Tracie Axford